

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS 11A and 11B
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the United Company has expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcels 11A and 11B in the said Project Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United Company be and hereby is tentatively designated as the Redeveloper for Disposition Parcels 11A and 11B in the Fenway Urban Renewal Area, subject to:

a. submission within ninety (90) days of the following documents satisfactory to the Authority:

1. Preliminary site plan, indicating the number and composition of the units which can be developed on the disposition parcels;
2. Proposed rental schedule;
3. Proposed construction schedule.

- b. concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- c. publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws, as amended, and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that the United Company possesses the qualifications and financial resources necessary to develop the land in accordance with the urban renewal plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

JANUARY 29, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Tentative Designation of Redeveloper
Disposition Parcels 11A and 11B
Fenway Urban Renewal Area
Project No. Mass. R-115

SUMMARY: This memorandum requests that the Authority tentatively designate the United Company as the Redeveloper of Disposition Parcels 11A and 11B in the Fenway Urban Renewal Area.

Disposition Parcels 11A and 11B, containing 101,659 and 28,681 square feet respectively, are presently wholly owned by the Christian Science Church, except for certain public streets which are to be discontinued, the underlying fee of which is also owned by the Church. These parcels are subject to the Cooperation Agreement executed by and between the Authority and the Church.

Pursuant to this Agreement, the Church has submitted a proposal for Parcels 11A or 11B, by the terms of which the Church will retain ownership of the land, but will provide a long-term lease of the property to the United Company who will act as the Redeveloper.

The United Company is composed of the United Fruit Company and Niles Company acting in a joint venture for purposes of this development.

The proposal for Parcel 11A calls for the construction of 515 units of moderate income housing financed with the aid of FHA Section 220 mortgage insurance. Present plans call for a high-rise apartment structure with ground floor commercial uses along Massachusetts Avenue, and low-rise apartments or town houses along Edgerly Road. Parcel 11B will be used for the construction of a parking garage to service the residential and commercial tenants.

Both the Christian Science Church and the United Company have already invested substantial amounts of capital in this development, and have the financial resources to insure its successful completion. The development will provide a large number of needed housing units in the Fenway Area.

It is therefore recommended that the Authority tentatively designate the United Company as the Redeveloper of Parcels 11A and 11B in the Fenway Urban Renewal Area.

An appropriate Resolution is attached.

Attachment